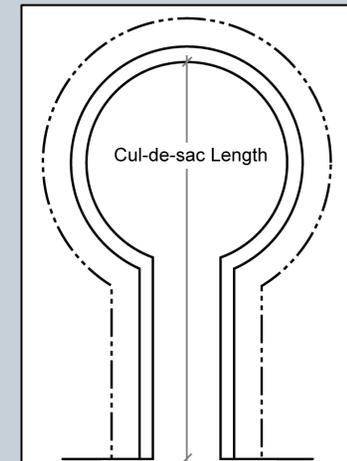
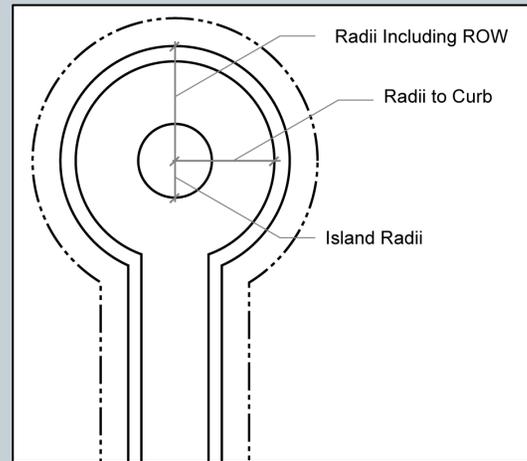


# Article 5 – Infrastructure and Improvements

- Regulates the dedication and improvement and construction standards for streets and alleys
- Sets limits and metrics for Cul-de-sacs and dead end streets
- Requires the installation and extension of utilities
- Controls and sets limits on the reservation of public lands by the government
- Sets forth requirements for standard improvement contracts



<b>Residential or Mixed Use</b>	
Maximum Length	See Error! Reference source not found.
Minimum Turnaround Radii (to curb or edge of pavement as per street design)	33 ft
Minimum Center Island Radii	5 ft
<b>Industrial</b>	
Maximum Length	2,500 ft
Minimum Turnaround Radii (including ROW)	Determined by the type and intensity of development but in no case shall it be less than 33 ft
Minimum Center Island Radii	15 ft

# Article 6 – Open Space and Natural Resource Protection

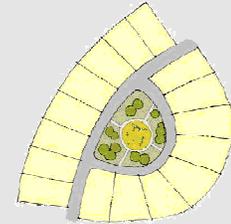
- Regulates the **clearing of trees** and other vegetation and promotes the protection and preservation of existing trees and root systems
- Also **establishes the priority of required open space** and provides options for how it might be configured and maintained

Proposed Use	Maximum Disturbed Area	
	Perimeter of Site	Remainder of Site
Single-family (10,000 sq. ft. or less)	18%	100%
Single-family (over 10,000 sq. ft.)	18%	80%
Multifamily	18%	80%
Office/institutional	18%	90%
Retail	23%	90%
Agricultural	18%	100%

## FORMAL OPEN SPACE REQUIREMENTS (1 of 2)

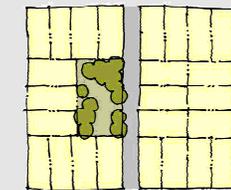
**Tot Lot & Playgrounds.** Provide play areas for children as well as open shelter and benches. May be built within Squares, Greens, Mini-Parks and Neighborhood Parks or may stand alone within a residential block.

Designed with commercial grade play equipment for two age groups: tot lot for children ages 1 to 5; and separate play equipment for children ages 6 to 10. Minimum requirements include two park benches and a trash receptacle. Must have shock absorbing surface with a maximum 2% slope and shall meet all federal, state and local regulations.



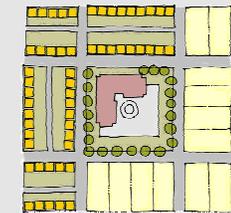
**Mini-Park.** Provides active recreational facilities for the use by the residents of the immediate surrounding neighborhood within the development.

Is at least 2,500 sq. ft. in size. May include: tennis courts, basketball courts, playgrounds and seating accommodations. Rear facing lots are allowed. Mini-parks shall be attractively landscaped and be provided with sufficient natural or man-made screening or buffer areas to minimize any negative impacts upon adjacent residences.



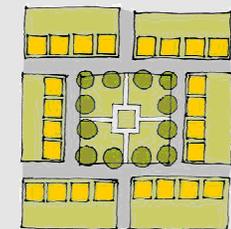
**Plaza.** Provides passive recreation use adjacent to a civic or commercial building. Plazas are paved in brick or another type of impervious surface.

Is at least 2,000 sq. ft. in size. Plazas shall be level, stepped or gently sloping. At no time shall a plaza's horizontal length or width be greater than three times the height of surrounding buildings..



**Square.** Squares are formal areas for passive recreation use bounded by streets or front-facing lots.

Is at least 2,500 sq. ft. in size. Squares shall be bound by streets on a minimum of three sides or 75 percent of their perimeter and may be bound by front facing lots on one side or 25 percent of their perimeter. No rear facing lots allowed adjacent to a square. Trees plantings are encouraged parallel to the street right of way. Geometrical tree planting layouts for internal plantings are encouraged.



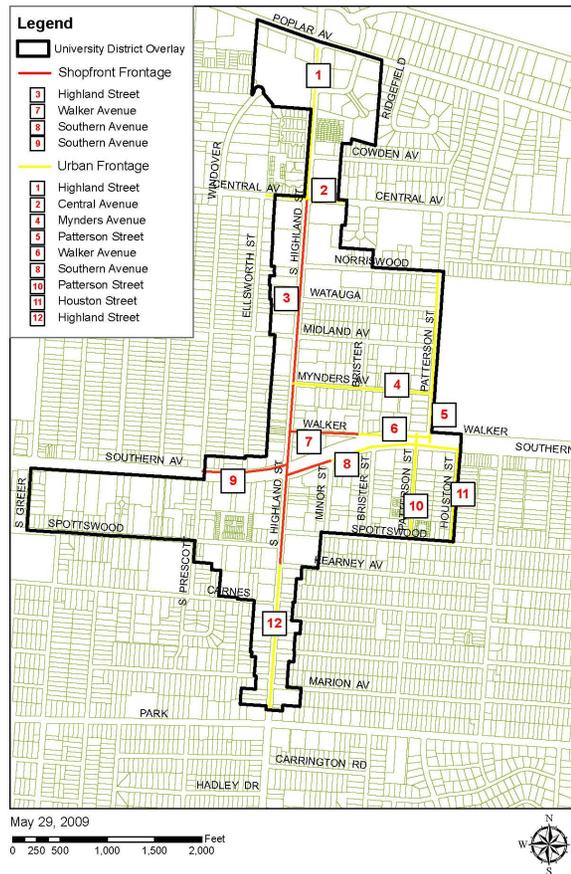
# Article 7 – Special Purpose Districts

- Are areas with their own unique zoning districts and sets of uses and regulations that apply only within their designated boundaries
- **South Central Business Improvement District (SCBID)**
  - Sports and Entertainment District
  - South Main District
  - South Downtown Residential District
  - Riverside Residential District
  - Bluff View Residential District
  - South Downtown Business Park District
  - Commercial Gateway District
- **Uptown District**
  - Moderate Density Residential District
  - High Density Residential District
  - Mixed Use District
  - Neighborhood Center Overlay District
  - Uptown Hospital District
  - Uptown Light Industrial District



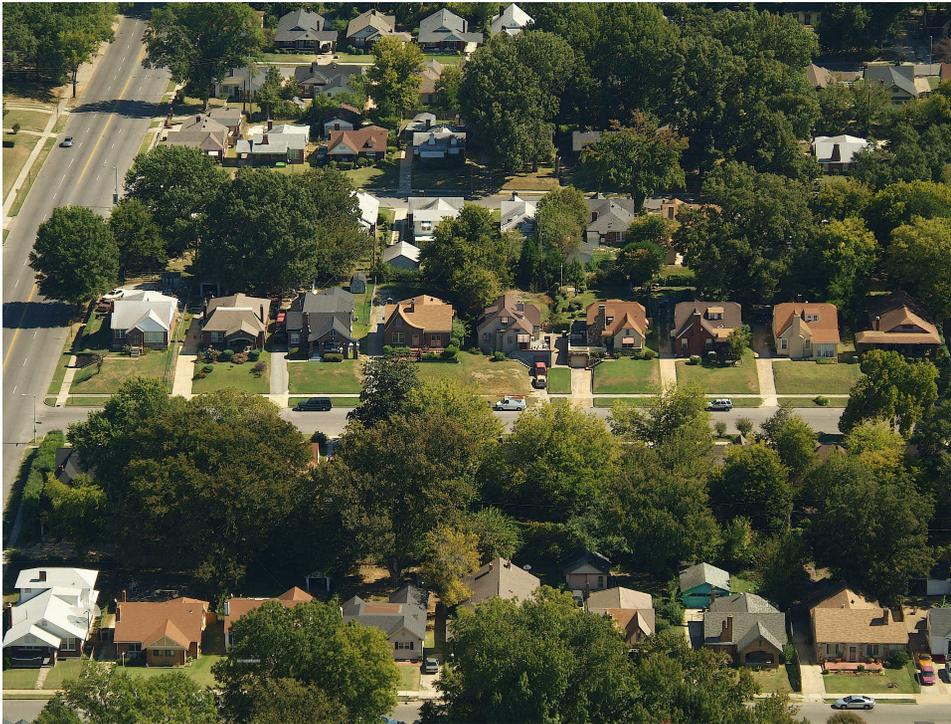
# Article 8 – Overlay Districts

University District Frontage Designations



- These Districts keep their base zoning but because of some unique characteristics are regulated in a slightly different manner
  - **Medical Overlay District (-MO)**
  - **University Overlay District (-UOD)**
  - **Residential Corridor Overlay District (-RC)**
  - **Historic Overlay District (-H)**
  - **Airport Overlay District (-AP)**
  - **Floodplain Overlay District (-FP)**
  - **Fletcher Creek Overlay District (-FC)**
  - **\*Neighborhood Conservation Overlay District (-NC)**

### ***3. SIGNIFICANT CHANGE: Neighborhood Conservation overlay district.***

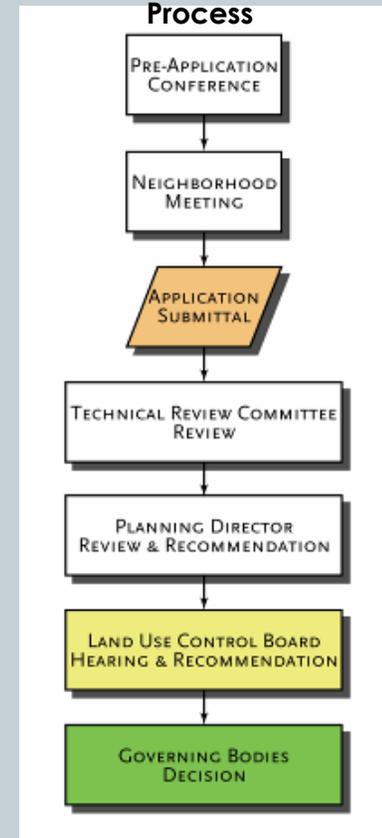


- **Neighborhood Conservation Overlay District (-NC)**
  - The sole new Overlay District introduced in the UDC.
  - Will not be mapped until process is initiated by the neighborhoods
  - Purpose:
    - Protect the character and valued features of existing neighborhoods
    - Recognize Diversity among neighborhoods
    - **Reduce conflict between new construction and development in existing neighborhoods**
    - Allow neighborhoods to formulate a plan that defines the common interests of the community that fosters a defined character for an established neighborhood

# Article 9 – Administration

- Required neighborhood meetings
- Move Subdivision Exemption Date up to March 1, 1989
- Site Plan Review Process
  - All new construction or building expansion that is not a single family structure on a single lot must go through an administrative site plan review process
- Use of flow charts as a tool to convey the approval process.

## Special Use and Planned Development Review Process



# Article 10 – Nonconformities



- Regulates the “grand-father” status of non-conforming uses and structures
- With the exception of a few minor changes this language is unchanged from the current nonconforming provisions.

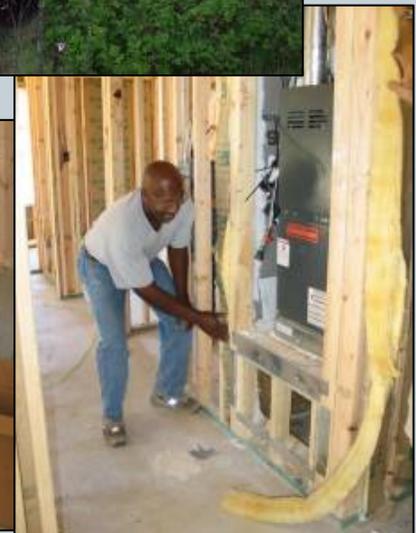
**1. SIGNIFICANT CHANGE:** *Historic multifamily properties shall not be considered nonconforming buildings or uses.*



# Article 11 – Enforcement



- Establishes a \$50 fine per incident per day for violation of the Development Code
- Office of Construction Code Enforcement is charged with the enforcement of the UDC

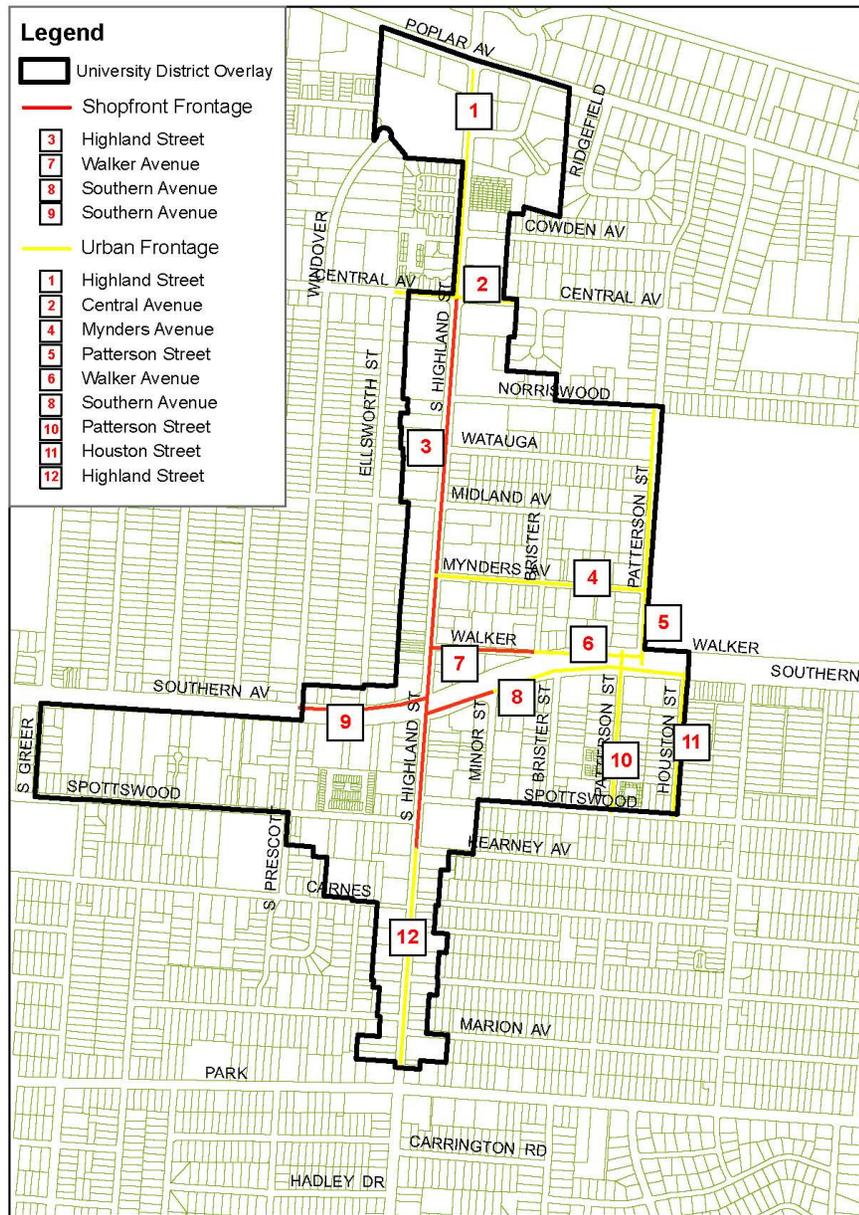


## Article 12 – Definitions

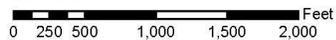


- Sets standards for certain word usage
- Defines abbreviations
- Includes a greatly expanded list of defined terms so as to remove ambiguity from the code

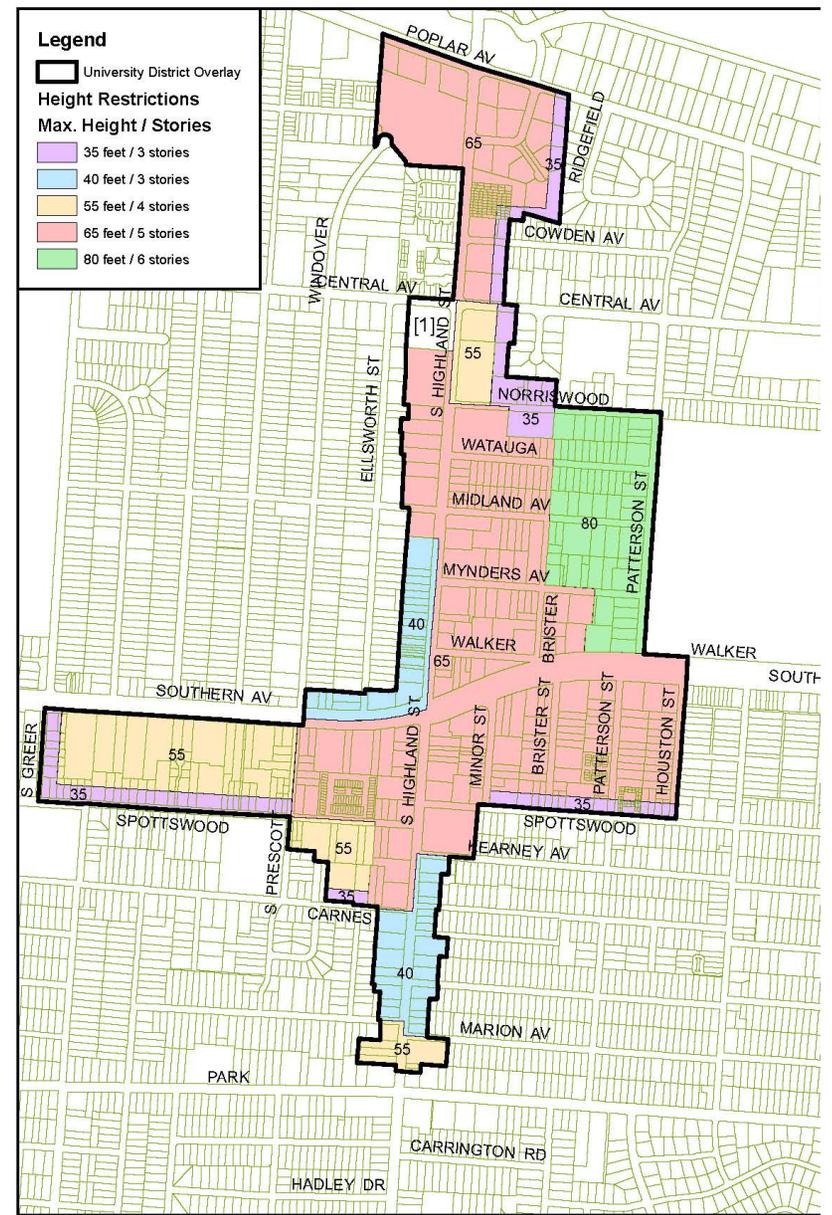
# University District Frontage Designations



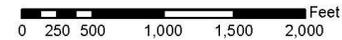
May 29, 2009



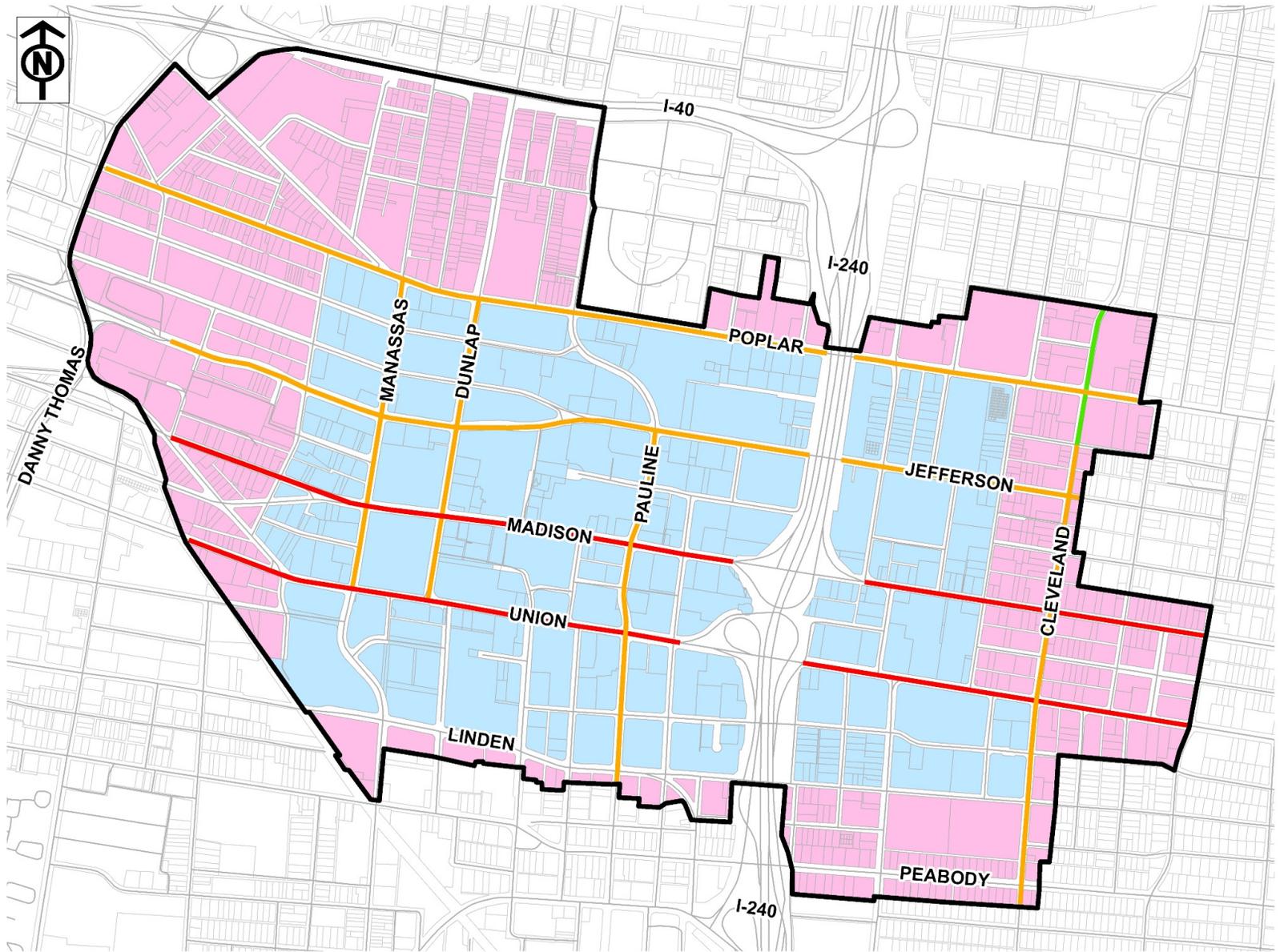
# University District Height Limits



May 29, 2009

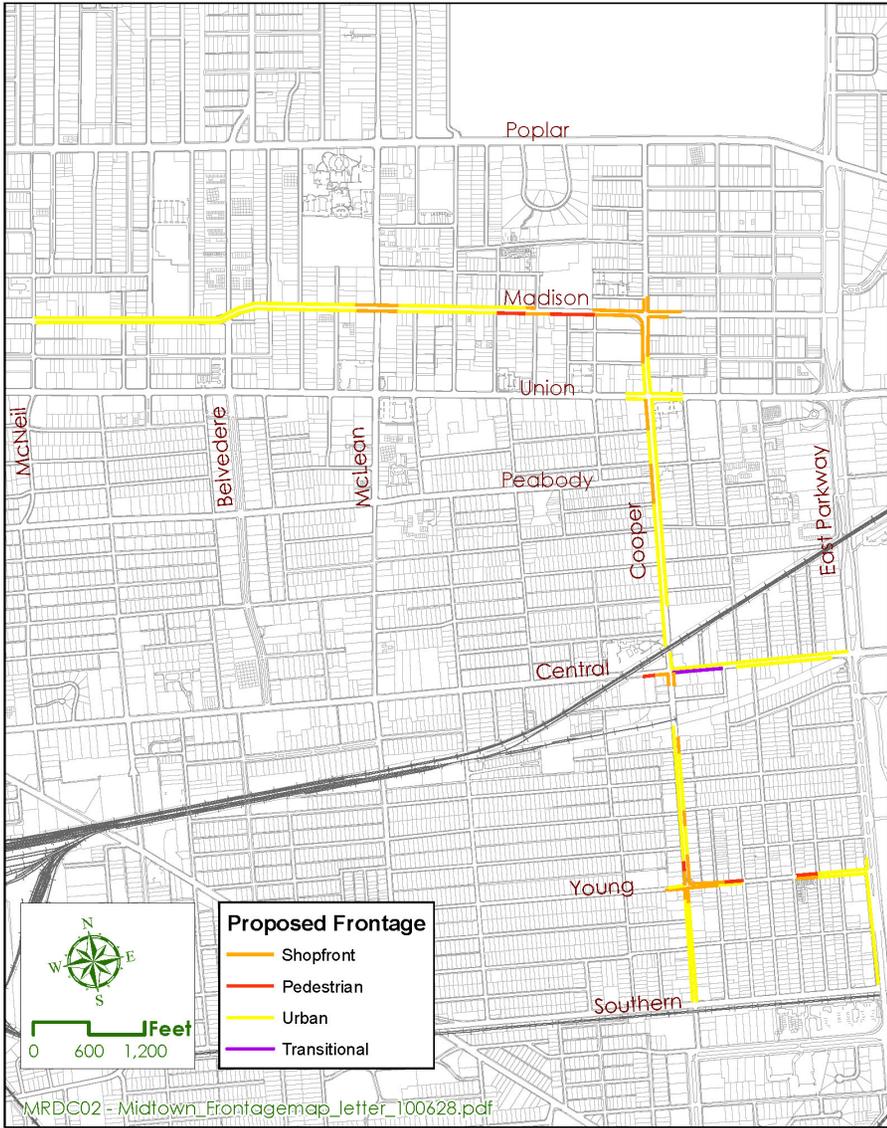


Note: Where both apply, the more restrictive of the Height Map or Bulk Plane regulations control. Refer to section 17.3.2 Bulk Plane

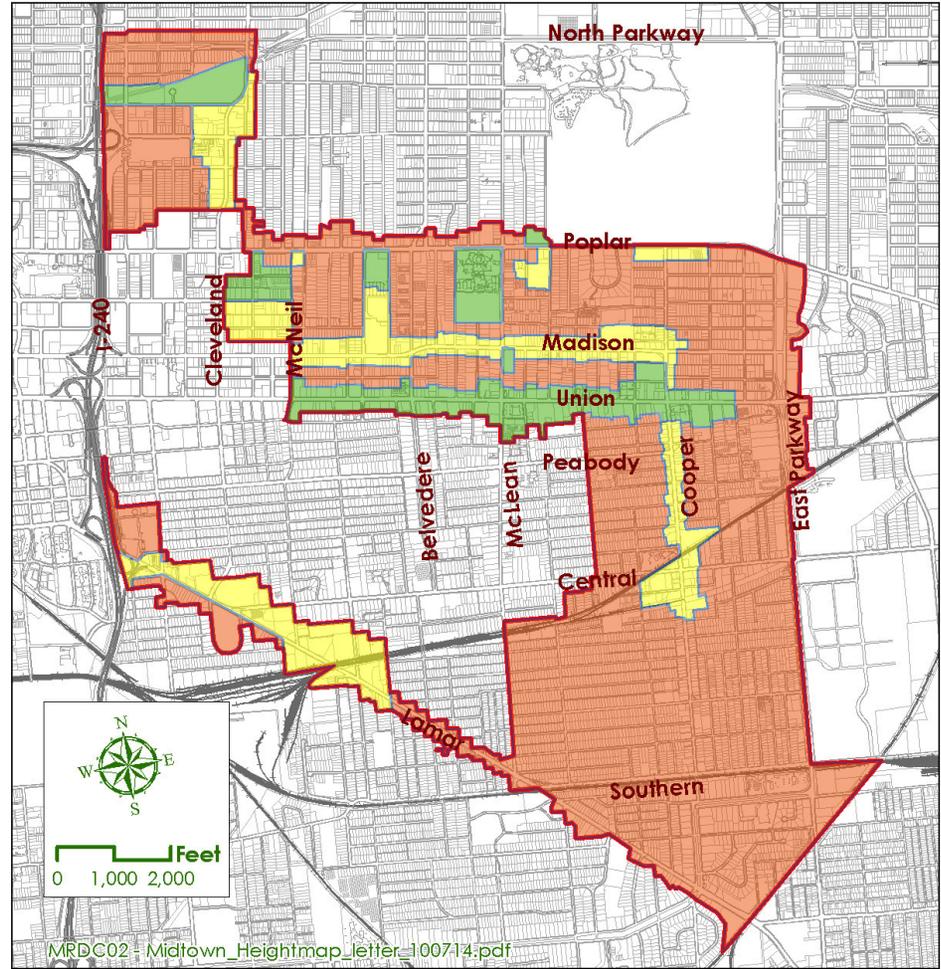


### Medical Overlay District Height Map

- Shopfront Frontage
- Urban Frontage
- Commercial Frontage
- Area 1
- Area 2



**Midtown Plan - Proposed Frontage Map**



**Midtown Overlay - Draft Height Map**

**Memphis Regional Design Center**

Memphis and Shelby County  
Division of Planning and Development

MIDTOWN MEMPHIS  
development corporation  
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CVS/pharmacy 24 HOURS







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19

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